167.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,400 / 741,400
					USE VALUE:	741,400 / 741,400
					ASSESSED:	741,400 / 741,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELLI JAMES E ETAL / TRUSTEES
Owner 2:	BELLI-PLANT FAM REVOCABLE TR
Owner 3:	
Street 1:	152 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELLI JAMES E/ETAL -
Owner 2:	PLANT MARY B -
Street 1:	152 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5434.000	329,600	3,700	408,100	741,400
Total Card	0.125	329,600	3,700	408,100	741,400
Total Parcel	0.125	329,600	3,700	408,100	741,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.53 /Parcel: 472.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110622

GIS Ref

GIS Ref

Insp Date 06/25/18

!12930!

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,600	3700	5,434.	408,100	741,400		Year end	12/23/2021
2021	101	FV	319,500	3700	5,434.	408,100	731,300		Year End Roll	12/10/2020
2020	101	FV	319,500	3700	5,434.	408,100	731,300	731,300	Year End Roll	12/18/2019
2019	101	FV	254,000	3700	5,434.	408,100	665,800	665,800	Year End Roll	1/3/2019
2018	101	FV	253,600	3700	5,434.	361,500	618,800	618,800	Year End Roll	12/20/2017
2017	101	FV	253,600	3700	5,434.	303,200	560,500	560,500	Year End Roll	1/3/2017
2016	101	FV	253,600	3700	5,434.	303,200	560,500	560,500	Year End	1/4/2016
2015	101	FV	247,300	3700	5,434.	262,400	513,400	513,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:49:36

LAST REV

Date	Time
06/10/19	12:04:43
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12930

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLI JAMES E/E	72655-479	1	5/24/2019	Convenience	1	No	No		
REDDINGTON ALBE	24543-55		5/17/1994		249,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Meas/Inspect	CC	Chris C
10/29/2008	Meas/Inspect	189	PATRIOT
1/20/2000	Inspected	264	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5434		Sq. Ft.	Site		0	70.	1.07	8									408,114						408,100	

Total AC/HA:	0.12475	Total SF/SM:	5434	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,114	Spl Credit		Total:	408,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31921601
Const Adj.:	0.99989998
Adj $ / SQ:	171.481
Other Features:	76101
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447858
Depreciation:	118234
Depreciated Total:	329623

COMMENTS

BK; 13123 PG; 187.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

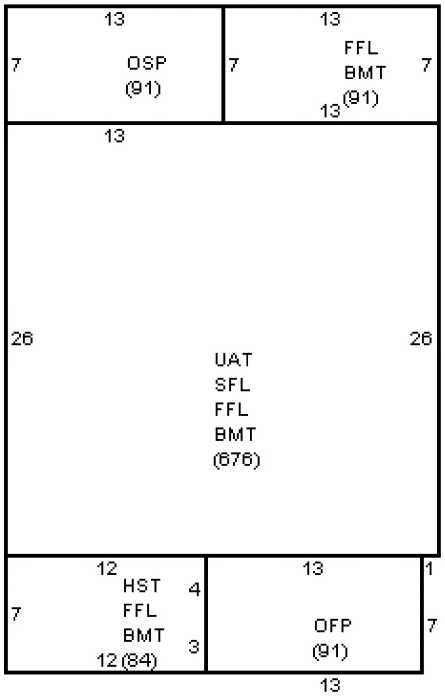
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.63
Special Features:	0	Val/Su Net:	118.95
Final Total:	329600	Val/Su SzAd	210.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	851	51.440	43,779
FFL	First Floor	851	171.480	145,930
SFL	Second Floor	676	171.480	115,921
UAT	Upper Attic	169	68.590	11,592
OFP	Open Porch	91	34.630	3,151
OSP	Screen Porch	91	38.090	3,466
HST	Half Story	42	171.480	7,202
	Net Sketched Area:	2,771	Total:	331,041
Size Ad	1569	Gross Area	3320	FinArea 1569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1950	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc